

HPC

Monroe County Historic Preservation Commission

MINUTES

Monday December 6, 2021



2:00 PM Regular Meeting:

Call to Order.

Brian Shea called the meeting to order.

Roll Call.

Present and answering to roll call were Chair Commissioner Brian Shea, Commissioner Barbara Bauman, Commissioner Bert Bender, Commissioner Alice Allen, and Commissioner Kate Deloach.

Staff present:

Peter Morris, Assistant County Attorney
Devin Tolpin, Principal Planner
Diane Silvia, Preservationist

Barbara Bauman motioned to allow Alice Allen vote remotely based on medical necessity. Bert Bender seconded the motion. The motion carried unanimously.

Adoption of the Minutes from the meeting on November 1st, 2021.

Kate Deloach motioned to approve the minutes of the meeting on November 1st, 2021. Barbara Bauman seconded the motion. The motion carried unanimously.

Changes to the Agenda.

91731 OH, LLC (FILE #2021-176) IS SEEKING APPROVAL TO CONSTRUCT AN ADDITION TO THE REAR OF AN EXISTING STRUCTURE AND SITE IMPROVEMENTS LOCATED AT 91731 OVERSEAS HIGHWAY, WITHIN THE TAVERNIER HISTORIC DISTRICT, HAVING PARCEL IDENTIFICATION NUMBER 00556190-000000 AND DESCRIBED AS LOTS 1, 2, 3, 4, 5, AND 6, BLOCK E, TAVERNIER #2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 8, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, TOGETHER WITH THE NORTHWESTERLY 5.00 FEET OF THE 10.00 FOOT WIDE ALLEY ADJACENT TO THE SOUTHEASTERLY LINES OF LOTS 1 THROUGH 6, BLOCK "E", TAVERNIER 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 AT PAGE 8 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA. (Continued from the November 1st, 2021 HPC meeting)

Applicant has requested this item be continued to a time uncertain date.

Applications for Special Certificate of Appropriateness

1. WOLAVER-CARROLL TRUST (FILE #2021-200) IS SEEKING APPROVAL TO REPLACE WINDOWS AND DOORS OF AN EXISTING STRUCTURE WITH IMPACT RESISTANT WINDOWS AND DOORS AND INSTALL FENCING AT 178 ATLANTIC CIRCLE DRIVE, WITHIN THE TAVERNIER HISTORIC DISTRICT, HAVING PARCEL IDENTIFICATION NUMBER 00556020-000000 AND DESCRIBED AS THE SOUTHWESTERLY 25 FEET OF LOT 8 AND ALL OF LOT 9, BLOCK B, TAVERNIER NUMBER 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 8, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

Staff presentation and recommendation

Diane Silvia read the staff report noting the applicable standards and guidelines.

Applicant presentation

There was no applicant presentation.

Public testimony

There was no public testimony.

Board discussion

There was no board discussion.

Motion

Kate Deloach motioned to approve. Bert Bender seconded the motion. The motion carried unanimously.

2. AUDREY E. ROSENBAUM REVOCABLE TRUST (FILE #2021-204) IS SEEKING APPROVAL TO REMOVE SLIDING GLASS DOORS AND INSTALL TWO SETS OF FRENCH DOORS ON THE REAR ELEVATION AT 134 NORTH SUNRISE DRIVE, WITHIN THE TAVERNIER HISTORIC DISTRICT, HAVING PARCEL IDENTIFICATION NUMBER 00506030-000100 AND DESCRIBED AS LOT 34, SINGLETONS ADDITION TAVERNIER COVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE(S) 135, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

Staff presentation and recommendation

Diane Silvia read the staff report noting the applicable standards and guidelines.

Applicant presentation

Randolph Wall said they are removing the existing set of rear sliding glass doors on the right and replacing with a set of French doors and then adding a second set of French doors on the left so

that each rear bedroom is served. The French doors will have internal muntins.

Public testimony

There was no public testimony.

Staff response

There was no staff response.

Board discussion

Brian Shea noted that there is no stairway access shown to the new doors to be installed on the left. An approval should include deck/stairway access.

Motion

Bert Bender motioned to approve the proposed project with access to the new doors. Kate Deloach seconded the motion. The motion carried unanimously.

3. LOWE STREET, LLC (FILE #2021-219) IS SEEKING APPROVAL TO DEMOLISH A STRUCTURE WITHIN THE TAVERNIER HISTORIC DISTRICT, HAVING PARCEL IDENTIFICATION NUMBER 00506410-000000 AND DESCRIBED AS PART OF LOT 48, TAVERNIER COVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 103, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

Staff presentation and recommendation

Diane Silvia read the staff report noting the applicable standards and guidelines.

Applicant presentation

There was no applicant presentation.

Public testimony

There was no public testimony.

Staff response

There was no staff response.

Board discussion

Bert Bender said this is a historic structure and feels it is important that an engineer or architect evaluate the structure and do a report. With this information I can then make a decision. He recommends they hire someone to do that report.

Brian Shea noted that given the Land Development Code for Demolition we also should have information on potential uses of the property.

Peter Morris said this property is subject to a Code Enforcement case that began in late summer 2019. The file contains a declaration by the Monroe County Building Official, Rick Griffin that the building violates section 6-27 that constitutes an unsafe structure, mandating demolition. He

understands the distinction between the remedy of demolition and some form of rehabilitation but wants the Commission to be aware that this is running parallel to a code case. They have an extension to the code case till January 2022 and this application was submitted to remedy the violation prior to the case being heard by the Special Magistrate. They can potentially seek an extension or continuance, so this panel has additional time to consider this request.

Mr. Shea asked if they should make a motion requesting the Special Magistrate to extend the code case?

Mr. Morris said no, he would suggest a continuance to the January 2022 HPC pending the submittal of additional information from a design professional. He feels the Assistant County Attorney for Code Enforcement would not object to requesting a code extension, so this application has time to go before the HPC in January 2022.

Mr. Bender said what happens if we decide they cannot demolish the building.

Mr. Morris said it depends on what part of the report the Commission is basing their decision on.

Motion

Bert Bender motioned to continue this item to the January 11th, 2022, meeting so that a report from an engineer or architect can be submitted to the HPC for review. Barbara Bauman seconded the motion. The motion carried unanimously.

Other Business:

Diane Silvia congratulated Bert Bender for having received the 2021 Legacy Award for Historic Preservation from the Florida Trust. The Florida Secretary of State presented the award to Bert this summer. This is the top award given for Historic Preservation.

The State sent me a letter saying they are evaluating our CLG program and will review all our agendas and minutes to see if we are doing our job properly. They will let us know of any deficiencies. This is something they do with all CLG's.

Krissy Bohnstedt joined the meeting and said she is the agent for item 2 on the agenda, 178 Atlantic Circle Drive, and is wondering if she missed it or it was approved. She was having trouble with her computer.

Brian Shea said it was approved.

Adjournment.

Kate Deloach motioned to adjourn. Barbara Bauman seconded the motion. The motion carried unanimously